

**Town Planning/Building Committee for Salem School Renovation
January 27, 2009
Salem School Media Center
7:00 P.M.**

MINUTES OF JANUARY 27, 2009 REGULAR MEETING

PRESENT: Kevin Lyden, Jenifer Lee, Monica McIntyre, Stuart Gadbois, Bill Weinschenker, Richard Asafaylo, Jim Choquette, Dinis Pimentel, Donna Leake (arrived at 7:07 P.M.)

ABSENT: Charles Boos, Donald Bourdeau, Horace Lindo, Chris LaRose, Michael Siebert

CALL TO ORDER: Meeting called to order at 7:05 P.M. by Dinis Pimentel, Chairman.

M/S/C to approve as amended the January 13, 2009 minutes. Vote: Yes-6 No-0 Abstain-2 (S. Gadbois, J. Lee).

D. Pimentel asked the committee if they thought they were on the right track, or giving the right direction to C. Boos, or where they intended to be. K. Lyden was concerned with the cost of the project getting too high and it not being approved by the Town. He took notes and compared this project with the Griswold Middle School project Kaestle Boos is working on. He presented a rough timeline of the committee's work on the current project. He felt everyone is working for the same goal but are off track. The committee then talked about how the plans have changed from their intent.

D. Pimentel spoke with First Selectman Bob Ross who informed him of speaking with Representative Ed Jutila's office about looking into a waiver for legislation. There must be a project number to get the project into legislation. A project number would not come without approval on the project from the Town. Looking at the worst case scenario of a 33% reimbursement rate with a \$10M project, the net cost to the town would be about \$6.6M.

R. Asafaylo brought up the issue of timing with the bad economy, layoffs, etc. The Town still owes two more years of \$225,000/ fiscal year for the ladder fire truck. He suggested possibly doing the project a couple years later than projected, after the fire truck has been paid.

The committee discussed different scenarios of what the mil rate could be with help from K. Lyden and B. Weinschenker's calculations.

R. Asafaylo chose five recommendations from the Salem School Facilities Existing Conditions Report from Kaestle Boos Associates that he thought were priority. They are: 1) Upgrade all window systems to meet energy code. 2) Consider incorporating a fully Automatic Sprinkler system. 3) Upgrade Mechanical systems, particularly ventilation to

meet current codes. 4) Upgrade or re-design plumbing fixtures to meet ADA compliance. 5) Replace deteriorated roof systems that have exceeded their useful life.

D. Pimentel shared five questions to ask C. Boos: 1) What is the minimum cost for a renovate as new project? 2) What is the ad hoc cost approach for the recommended top five repairs to the school? 3) What can be done with a total project cost of \$10M?

4) What is the minimum cost for a renovate project? 5) What is the individual reimbursement rate for these top five repair items? D. Pimentel, D. Leake, R. Asafaylo, J. Choquette, K. Lyden, and S. Gadbois volunteered to meet and ask these questions of C. Boos next week.

The committee discussed strategies for getting community involvement and how to get information out the Town regarding the project.

Next meeting will be February 10, 2009 at Salem School at 7:00 P.M.

M/S/C to adjourn (B. Weinschenker, S. Gadbois). Meeting adjourned at 9:27 P.M.

Respectfully submitted by:
Lindsay K. Chester
Recording Secretary